



South Troy Brownfields Task Force Meeting Notes November 13, 2002

Background

As the City of Troy implements the US EPA funded Brownfield Assessment Demonstration Pilot Program, community input is a critical feature of the process. Community input will take a variety of forms including Public Meetings, the Brownfields Task Force, and outreach via mail, press and the web. The Community Involvement Plan available at www.troynet.net/brownfields documents this effort.

This document describes the second Brown Fields Task Force Meeting held on November 13, 2000 at 6:00 PM at Troy City Hall.

For more information please see the project website at www.troynet.net/brownfields or contact Fred Ring, City of Troy (518) 270-4577, Fred.Ring@troyny.org.

Next Meeting

The third Task Force meeting will be at 6:00 PM on December 11th, 2002 at Troy City Hall.

Purpose

The second Task Force meeting provided an opportunity for the Task Force to comment on the draft site selection criteria.

Agenda

Topics covered included:

- Follow Up from Meeting 1:
 - An MOU will be drafted and provided at the January Task Force Meeting.
 - The Phase I report was circulated and copies of the narrative were available.
- Review of Selection Process
- Review of the Draft Criteria
- Next Steps

The full PowerPoint presentation used during the meeting is available from the City.

Discussion

Members of the Task Force made many suggestions regarding the criteria. Those suggestions have been incorporated in the attached revised draft. At the request of the Task Force, the language has been substantially simplified. In addition, the criteria have been separated into three categories and the criteria letters removed. A summary of the major discussion points is included below.

- **Criteria A: Other Resources (now under Local Conditions)**

A Task Force member suggested that "Criteria A: Other Resources" should be a pre-requisite. In other words, if a site is being addressed by other funding sources it would not be considered for this program. After conversation, the Task Force decided not to make this change because certain funding sources may not address all issues. For

example, asbestos & oil spills may not be addressed by the remediation plan agreed to by Niagara Mohawk and the state.

- **Criteria F: Potential Future Use as a Public Space (now at top)**
\$50,000 of the EPA funds is earmarked for Public Space. For this reason, a Task Force member suggested that sites with Public Space potential be evaluated in a separate selection process. This suggestion was incorporated.
- **Title of Criteria G (now under Real Estate Criteria)**
Task Force Members suggested that Criteria G be called “Level of Remediation” rather than “Public Health and Environment”. The new title more accurately reflects the intent of the criteria. During this conversation Rod Aldrich from Sterling clarified the meaning of “High”, “Moderate” and “Low” from the Phase I analysis. They indicate the *likelihood that remediation would be required* for redevelopment. They do not indicate the level of potential health risks. Health risks can not be determined based on the Phase I analysis.
- **Criteria K: Consistency with Future Land Use Plan (now under Local Desires)**
This criteria refers to the three ‘districts’ identified in the South Troy Working Waterfront Plan. The City is developing zoning for these districts. The district boundaries and allowable uses will have changed since the plan was drafted. Several Task Force members requested that the City keep the Task Force up to date on the zoning. Task Force members also recommended that this criteria be modified so that it reflects the most current proposed land use. This modification has been made to the criteria.
- **Criteria L: Expressed Market Interest (now under Real Estate)**
Several Task Force members suggested that this criteria be expanded to include “Development Potential” and “Ease of Development”. This criteria would capture the likelihood that remediating the site would lead to its redevelopment. This change has been made.
- **New Criteria: Potential to Stimulate Economic Development**
A Task Force member suggested a new criteria that measures economic spin off resulting from remediating a parcel. For example, this criteria might prioritize sites that are close to other businesses. After discussion, the Task Force decided that these factors were already captured by the other criteria.
- **New Criteria: Potential for Continued Loss**
A Task Force member suggested a new criteria that prioritizes sites where a delay in remediation would increase the risk to a resource. For example, this new criteria prioritizes sites that contain a deteriorating historic structure. The revised draft includes this as “Protection of Historic and Other Resources” under Local Conditions.
- **New Criteria: Clean Up to Residential Standards**
A Task Force member suggested a new criteria that prioritizes sites where remediation would restore the site to residential standards. This criteria will be incorporated in the next phase of the analysis.
- **Ranges**
Several Task Force members felt that the 1 to 5 ranges under each criteria were confusing. The ranges have been removed.

Attendees

Al Aumenta, South Troy Neighborhood Watch
Denise Ayers, Rensselaer County Department of Health
Tom Blair, Bruno Machinery
Jack Bonesteel, Rensselaer County IDA
Lee Boyle, South Central Neighborhood Association
Lynn Bradley, Troy Savings Bank
Carolyn Collier, City Council
Eric Daillie, Rensselaer County Greens
Tim Dufel, Troy Dock & Marina
Marty Dunbar, Troy IDA
Joe Fama, TAP
Daniel Geraghty, NYS DOH
Ralph Keating, NYS DEC
Lynn Kopka, Washington Park Association
Jennifer Krausnick, Center for Economic Growth
Ronald LaPort, Russell Sage
Bill Rourke, Planning Commission
Jeff Sperry, C. B. Richard Ellis
Kathy Tremblay, Stow Avenue Neighborhood Association
Nina Tripodi
Russ Ziemba, Historic Action Network

Margaret Irwin, River Street Planning & Development
Anne Savage, River Street Planning & Development
Rod Aldrich, Sterling Environmental Engineering, PC

Walt Vandeloo, City of Troy
V. Zubkovs, City of Troy
Fred Ring, City of Troy
Andrea Poley, City of Troy.